

\$235,000 - 9707 69 Avenue, Grande Prairie

MLS® #A2231278

\$235,000

3 Bedroom, 1.00 Bathroom, 880 sqft

Residential on 0.08 Acres

South Patterson Place, Grande Prairie, Alberta

Affordable Duplex in South Patterson – Ideal Starter Home or Investment Property!

Welcome to this 3-bedroom, 1-bathroom duplex located in the family-friendly neighborhood of South Patterson. Perfectly situated close to schools, a large park, and scenic walking trails, this home offers both convenience and comfort.

Enjoy added privacy with no rear neighbors and a fully fenced, landscaped yard – ideal for kids, pets, or relaxing outdoors. The basement is mostly developed, featuring two additional bedrooms, a cozy TV room, and a utility/storage space. A bathroom could easily be completed to add even more value.

Whether you're a first-time buyer or investor, this home is an excellent opportunity in a great location. Lease ends Sept 30th, 2025, rent is \$1425 + utilities.

Built in 1979

Essential Information

MLS® #	A2231278
Price	\$235,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	880
Acres	0.08
Year Built	1979



Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	9707 69 Avenue
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5E4

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Laminate Counters, No Animal Home
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2025
Days on Market	66
Zoning	RG

Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.